

1 WRIGHT, FINLAY & ZAK, LLP

2 R. Samuel Ehlers, Esq.

3 Nevada Bar No. 9313

4 Aaron D. Lancaster, Esq.

5 Nevada Bar No. 10115

6 alancaster@wrightlegal.net

7 7785 W. Sahara Ave., Suite 200

8 Las Vegas, NV, 89117

9 (702) 475-7967; Fax: (702) 946-1345

10 *Attorneys for Plaintiff, Christiana Trust, a Division of Wilmington Savings Fund Society, FSB,*
11 *not in its individual capacity but as Trustee of ARLP Trust 3*

12 **UNITED STATES DISTRICT COURT**

13 **FOR THE DISTRICT OF NEVADA**

14 CHRISTIANA TRUST, A DIVISION OF
15 WILMINGTON SAVINGS FUND SOCIETY,
16 FSB, NOT IN ITS INDIVIDUAL CAPACITY
17 BUT AS TRUSTEE OF ARLP TRUST 3,

18 Plaintiff,

19 vs.

20 PANORAMA TOWERS CONDOMINIUM
21 UNIT-OWNERS' ASSOCIATION, a Nevada
22 Non-Profit Corporation,

23 Defendant.

Case No.: 2:17-cv-02235-JCM-CWH

**STIPULATION AND ORDER TO STAY
LITIGATION PENDING STATE
COURT QUIET TITLE ACTION**

24 Plaintiff, Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in
25 its individual capacity but as Trustee of ARLP Trust 3 (hereinafter "Christiana Trust") and
26 Defendant, Panorama Towers Condominium Unit-Owners' Association (hereinafter "HOA")
27 (collectively, the "Parties"), by and through their respective counsel of record, hereby stipulate
28 as follows:

WHEREAS, on October 12, 2015, Christiana Trust filed a Complaint for Quiet Title
against SFR Investments Pool 1, LLC in the Eighth Judicial District Court, Clark County
Nevada, Case No. A-15-726031-C (the "Quiet Title Action") related to a non-judicial
homeowner's association foreclosure sale ("HOA Sale") conducted on a Property pursuant to
NRS Chapter 116.

1 WHEREAS, this lawsuit involves a Wrongful/Defective Foreclosure claim and other
2 claims related to the HOA Sale.

3 WHEREAS, the Quiet Title Action is currently pending with the Nevada Supreme Court
4 after the Plaintiff filed a Notice of Appeal.

5 WHEREAS, the Parties seek to reduce litigation fees and costs and conserve both the
6 parties' and the Court's time and resources.

7 WHEREAS, the Parties agree that a stay of the instant matter will not result in damages,
8 prejudice, or hardship to any party and is likely to save the Court and Parties significant
9 resources, including fees, costs, and time which would surely be expended if litigation were
10 required to continue. See Dependable Highway Exp., Inc. v. Navigators Ins. Co., 498 F.3d
11 1059, 1066 (9th Cir. 2007) (setting forth factors relevant to a stay).

12 WHEREFORE, based on the foregoing, IT IS HEREBY STIPULATED AND AGREED
13 that this case shall be stayed until August 30, 2019, to allow the resolution of pending the Quiet
14 Title Action.

15 ///

16
17 ///

18
19 ///

20
21 ///

22
23 ///

24
25 ///

26
27 ///

28

1 IT FURTHER STIPULATED AND AGREED that the stay shall be lifted as of August
2 30, 2019 or by stipulation of the Parties or by motion.

3 DATED this 12th day of February, 2019. DATED this 12th day of February, 2019.

4 WRIGHT FINLAY & ZAK

LIPSON NEILSON P.C.

5 By: /s/ Aaron D. Lancaster

By: /s/ Eric N. Tran

6 Aaron D Lancaster, Esq.

Kaleb D. Anderson, Esq.

7 Nevada Bar No. 10115

Nevada Bar No. 7582

8 7785 W. Sahara Ave, Suite 200

Eric N. Tran, Esq.

9 Las Vegas, NV 89117

Nevada Bar No. 11876

10 *Attorneys for Plaintiff Christiana Trust, a*

9900 Covington Cross Drive, Suite 120

11 *Division of Wilmington Savings Fund*

Las Vegas, NV 89144

12 *Society, FSB, not in its individual capacity*

13 *Attorneys for Defendant PANORAMA*

14 *but as Trustee of ARLP Trust 3*

15 *TOWERS CONDOMINIUM UNIT-*

16 *OWNERS' ASSOCIATION, a Nevada Non-*
17 *Profit Corporation*

18 **ORDER**

19 Based on the foregoing Stipulation by and between the parties, and good cause
20 appearing, IT IS SO ORDERED.

21 Dated: February 22, 2019

22 
23 UNITED STATES DISTRICT COURT JUDGE